

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Nuzividu Municipality – Certain variation in the Master Plan - Change of land use of the land from Mango Garden use zone and Public Utilities (Drainage and Sewerage Disposal) use zone to Residential use in R.S.No.889/4C (Part) of Nuzividu Municipality to an extent of Ac.72.02 cents - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 319

Dated the 19th May, 2009.

Read the following:-

1. G.O.Ms.No.477 MA., dated 19.9.2000.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.10915/2007/R, dated 24.12.2007.
3. Government Memo. No.167/H1/2008-1, Municipal Administration and Urban Development Department, dated 4.2.2008.
4. From the Commissioner, Nuzvid Municipality, Letter Roc.No.1987/2007/G1, dated 16.2.2008.
5. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.10915/2007/R, dated 10.4.2008.
6. Government Memo. No.167/H1/2008-2, Municipal Administration and Urban Development Department, dated 15.1.2009.
7. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.10915/2007/R, dated 19.2.2009.
8. Government Memo. No.167/H1/2008-3, Municipal Administration and Urban Development Department, dated 21.2.2009.
9. From the Commissioner of Printing, A.P., Extraordinary Gazette No.120, Part-I, dated 25.2.2009.
10. From the Commissioner, Nuzividu Municipality, Letter Roc.No.1987/2007-G1, dated 25.2.2009.
11. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.10915/2007/R, dated 25.3.2009.

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ORDER:

The draft variation to the Nuzividu General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.477 MA., dated 19.9.2000, was issued in Government Memo. No.167/H1/2008-3, Municipal Administration and Urban Development Department, dated 21.2.2009, and published in the Extraordinary issue of A.P. Gazette No. 120, Part-I, dated 25.2.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 25.3.2009 has stated that, the Commissioner, Nuzividu Municipality has informed that the applicant has paid an amount of Rs.12,08,155/- (Rupees twelve lakh eight thousand one hundred and fifty five only) towards development and conversion charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry.
The Municipal Commissioner, Nuzividu Municipality, Krishna District.

Copy to:

The individual through the Municipal Commissioner, Nuzividu Municipality, Krishna District.
The Collector, Krishna District.
The Private Secretary to M(MA&UD).
SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

...2.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Nuzvidu Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.120, Part-I, dated 25.2.2009, as required by clause (b) of the said section.

VARIATION

The site in R.S.No.889/4C (Part) of Nuzividu Municipality to an extent of Ac.72.02 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Mango Garden use zone and Public Utilities (Drainage and Sewerage Disposal) use zone in the General Town Planning Scheme (Master Plan) of Nuzividu Town sanctioned in G.O.Ms.No.477 MA., dated 19.9.2000 is designated for Residential use by variation of change of land use as marked "ABCDE&F" as shown in the revised part proposed land use map GTP No.10/2009/R, which is available in Municipal Office, Nuzividu Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall take the site approval from competent authority after the change of land use approved by the Government.
8. The applicant shall handover to an extent of Ac.3.71 cents affected under eastern side 100 feet wide Master Plan road and to an extent of Ac.1.79 cents affected under western side 80 feet wide Master Plan road to the Nuzividu Municipality through Registered gift deed at free of cost.

SCHEDULE OF BOUNDARIES

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| North | : | Vacant lands in R.S.No.889/4A, 4B & 4 C. |
| East | : | Proposed 100 feet wide Master Plan road. |
| South | : | Existing 53 to 70 feet wide road to be widened to 60 feet wide as per Master Plan wherever less. |
| West | : | Proposed 80 feet wide Master Plan Road. |

Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

SECTION OFFICER